

February 22, 2007

MEMORANDUM

TO: Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

FROM: David W. Eichelberger, P.E. - CBBEL, Indianapolis

PROJECT: **Stoddard Development Warehouses – Building Addition
CBBEL Project No. 02-038 (GC)**

DEVELOPER/OWNER: **Stoddard Development, LLC**

LOCATION: **40° 22' 20" Latitude
-86° 49' 17" Longitude**

RECOMMENDATION: **Final Approval with Conditions**

The Stoddard Development Warehouses site is located north of County Road 350 South, south of the Norfolk and Southern Railroad, between U.S. 52 and County Road 500 East in Wea Township. The Stoddard Development Warehouses project was originally approved at the October 13, 2004 Tippecanoe County Drainage Board Meeting. At that time, a 400,000 square foot warehouse building and associated drives and parking were proposed for construction on the 34-acre parcel. However, the 2004 design of the stormwater management system included the construction of a 500,000 square foot warehouse and associated drives and parking. The stormwater drainage system for the overall site was designed and approved by the Tippecanoe County Drainage Board in 2004, before post-construction stormwater quality measures were required by the Ordinance. The applicant is now proposing to construct the remaining 100,000 square feet of warehouse and associated drives and parking. The addition will be located on the south side of the existing warehouse.

Branches 2 and 12 of the Elliott Ditch Regulated Drain, closed tile drains, exist at the project site and flow north to Elliott Ditch. There are no regulated drain encroachments or crossings proposed with this development. The majority of the project site drains to the County Road 350 South roadside ditch. The downstream receiving system for the site is Elliott Ditch. The project site is located within the Elliott Ditch 305(b) Priority Watershed.

After a review of the submitted information, CBBEL recommends final approval of the stormwater management plan with the following conditions:

Variances/Encroachments

There are no variance requests or regulated drain encroachments proposed for this project.

Stormwater Quantity

The proposed stormwater management plan appears to be in substantial compliance with the Ordinance and Standards.

Stormwater Quality

1. The applicant should review item 1 of the "Stormwater Pollution Prevention Plan Schedule" included on Sheet C104, and revise the language as needed.
2. The applicant should provide a signed copy of the Notice of intent (N.O.I.).
3. The applicant should submit a completed "Recorded Master Covenant and Agreement Regarding On-Site BMP Maintenance and Drainage". This agreement must be recorded before final plan approval and sign-off will be granted by the Tippecanoe County Surveyor's Office.

General Conditions

1. The project plans and drainage report should be certified by a registered professional.
2. The applicant must present the project at the Tippecanoe County Drainage Board meeting for the project to be considered for approval.
3. The applicant must pay any final drainage review fees per Ordinance 2005-04-CM and submit a letter to the County Surveyor's Office stating that these fees will be paid.
4. The applicant must pay the Phase II stormwater program fees.
5. If no assurance is required under the Unified Subdivision Ordinance, Section 4.1, the Comprehensive Stormwater Management Ordinance of Tippecanoe County (Ordinance) still requires an assurance, made out to the Tippecanoe County Drainage Board, for an amount equal to 100% of the total costs of implementing measures required by Chapters 3, 4, and 5 of the Ordinance. See Chapter 6, Section 7 of the Ordinance for more information.
6. The property owner, developer, or contractor shall be required to file a three-year maintenance bond or other acceptable guarantee with the Tippecanoe County Drainage Board, prior to final approval, in an amount not to exceed ten percent (10%) of the cost of the stormwater drainage system located outside the public road right-of-ways. See Chapter 6, Section 9 of the Ordinance for more information.
7. All listed issues must be completely addressed before final plan approval and sign-off will be granted by the County Surveyor's Office.

No error or omission in either the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: The Schneider Corporation

DWE/sdb

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